



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

JANUARY 2, 2018

9:30

Calendar No. 17-357:

4302 Bailey Avenue

Ward 3

Kerry McCormack

15 Notices

B.R. Knez, owner, proposes to construct a new 2.5 story, 1,792 square foot single family house with a detached garage on a 3,750 square foot lot in a B1 Two Family Residential District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that the minimum lot width for a single family dwelling in a "B" Area District is 40 feet and a 30' feet wide is proposed. The minimum lot width for a single family dwelling in a "B" Area District is 4,800 square feet and the proposed lot area is 3,750 square feet.
2. Section 357.09(b)(2)(B) which states that in a Two Family District no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one fourth (1/4) the height of the main building on the premises. In this case the required side yard is 7'-6".
3. Section 341.02 which states that City Planning approval is required prior to the issuance of a building permit. (Filed December 1, 2017)

9:30

Calendar No. 17-358:

5809 Hough Avenue

Ward 7

Basheer Jones (TJ Dow)

8 Notices

Sterling Pettway, owner, proposes to install an (8) eight feet tall chain link fence in a D2 Multi-Family Residential District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that fences in actual front yard and in actual side street yards shall not exceed four (4) feet in height
2. Section 358.04(b) which states that in Residential Districts, only ornamental fences, as defined herein, shall be installed in actual front yards and in actual side street yards if located within four (4) feet of the side street property line. The Board of Zoning Appeals may however permit a chain link fence if the Board determines that such fence is common in the immediate vicinity of the subject property. (filed December 4, 2017)

9:30

Calendar No. 17-359: 5813 Hough Avenue

**Ward 7
Basheer Jones (TJ Dow)
8 Notices**

Sterling Pettway, owner, proposes to install an (8) eight feet tall chain link fence in a D2 Multi-Family Residential District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that fences in actual front yard and in actual side street yards shall not exceed four (4) feet in height
2. Section 358.04(b) which states that in Residential Districts, only ornamental fences, as defined herein, shall be installed in actual front yards and in actual side street yards if located within four (4) feet of the side street property line. The Board of Zoning Appeals may however permit a chain link fence if the Board determines that such fence is common in the immediate vicinity of the subject property. (filed December 4, 2017)

9:30

Calendar No. 17-360: 2408 Holmden Avenue

**Ward 14
Jasmin Santana (Brian
Cummins)
26 Notices**

Alpha Delivery LLC. , owner, and Maedi Hafez, prospective purchaser, propose to establish use as Motor Vehicle Sales Facility in a C2 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 343.01(b) which states that Motor vehicle sales facility is not permitted in Local Retail Business District first but permitted in General Retail Business District.
2. Section 352.08 through 352.012 which states that a six foot wide landscaping strip is required where parking lot abuts street. A ten foot wide landscaped transition strip is required where lots abuts residential district.
3. Sections 349.07 and 325.03 which state that accessory parking spaces must be marked, must be at least 180 square feet and contain wheel or bumper guards.
4. Section 327.02 which states that a site plan containing property lines and parcel numbers is required. (Filed December 4, 2017)

9:30

Calendar No. 17-362: 9803-05 Lake Road

**Ward 15
Matt Zone
17 Notices**

9803 Lake Avenue LLC., owner, proposes to change use from a two dwelling unit house to a Bed and Breakfast/Boarding House in an A1 One Family Residential District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 337.02(a) which states that a Bed & Breakfast/Boarding House (Multiple Dwelling, Class B per Zoning Code section 325.51) is not permitted in a One Family Residential zoning district first permitted in a Multi-Family residential District.
2. Section 359.01(a) which states that no change of a nonconforming use to anything other than a conforming use shall be permitted except by special permit from the Board of Zoning Appeals. (Filed December 4, 2017)

9:30

Calendar No. 17-363:

1700 Lorain Avenue

Ward 17

Kerry McCormack

11 Notices

Alex Ceden, owner, proposes to erect a 5,300 square foot single family house with an attached garage on a 5,466 square foot lot in a C2 Local Retail Business District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area in a "C" area district shall not exceed $\frac{1}{2}$ the lot area, or in this case 2,650 square feet and 5,300 square feet proposed.
2. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot and the proposed distance to adjacent residence is 6'-0".
3. Section 357.09(b)(2)(C) which states that in a Multi-Family Districts no interior side yard, shall be less in width than one-fourth ($\frac{1}{4}$) the height of the main building on the premises nor less than eight (8) feet. However, when the length of such main building measured parallel to an adjoining interior lot line exceeds forty (40) feet, the area of that part of the interior side yard abutting the building, including the area of any outer court opening on such interior side yard, shall be not less than one-third ($\frac{1}{3}$) the height of the building multiplied by the length of the building measured parallel to the adjoining interior lot line; provided further that when the side yard provides all required light and ventilation for all the habitable rooms of any dwelling unit, such area shall be not less than one-half ($\frac{1}{2}$) the height of the building multiplied by the length of the building. The proposed residence is 3'-0" to the property line.
4. 341.02(b) City Planning approval is required prior to the issuance of a building permit.
(Filed December 4, 2017)